

Advisory Note

Paper Road Stopping - Vineway Limited

1. Paper Road Stopping Application

An application will be made for road stopping and amalgamation of land located between 88 Upper Orewa Road being Lot 2 Deposited Plan 418770 on NA 472117 and 53b Russell Road, Wainui being Lot 2 Deposited Plan 497022 on NA 747404 and forms part of Vineway's Delmore development programme. Road Stopping and amalgamation will follow a normal process as required by Auckland Transport, the end-to-end process could be around 18 months.

2. Previous Pre Application Meeting held 17 December 2024

On 17 December 2024 a pre-application meeting was convened for Vineway's initial Delmore scheme with AT Technical Property Specialists [REDACTED] and [REDACTED].

Under the initial road stopping plans, proposed earthworks and battering within paper road did not trigger a need for encroachment approval since it was in association with forming a new public road. All road works would be covered under the Engineering Approvals.

As part of the staging/programme, the development must have a live title to amalgamate stopped road with. In this case, Lot 2 Deposited Plan 497022 or Lot 2 Deposited Plan 418770 can be used. Also noted the need to obtain a Corridor Access Request to access road to construct as required under Part 1 clause 9 of the ARC Bylaw.

The outcome following the pre-application meeting would also be applicable to the proposed Delmore scheme, however subject to further feedback and processing of the road stopping application.

3. Delmore Paper Road Plan

The proposed road stopping and road forming is provided on the Delmore Paper Road scheme (Terra Studio) – **Attached**. The plan includes the following: -

- **Staging Boundary** – Identifying between Stage 1 and Stage 2 boundary's (shown as a Red line) with potential Encroachment Authorisation and /or Corridor Access requested. Road to be stopped for Stage 2 and access is required as part of Stage 1 is shown shaded in Dark Blue.

- **Road to be Formed** as part of Stage 1 and required for Stage 1 earthworks is shown shaded in Green. Road to form as part of Stage 2 but also required for access during Stage 1 is shown shaded in Light Blue.
- **NOR 6 Arterial Road** is shown to include in future land situated at 3 Russell Road shown shaded in Red and Yellow (the yellow area is the remaining paper road).
- **Public Access** continues between Upper Orewa Road, through Delmore Stage 1 and connects to the northern section to the existing Paper Road, shown as a Black line.

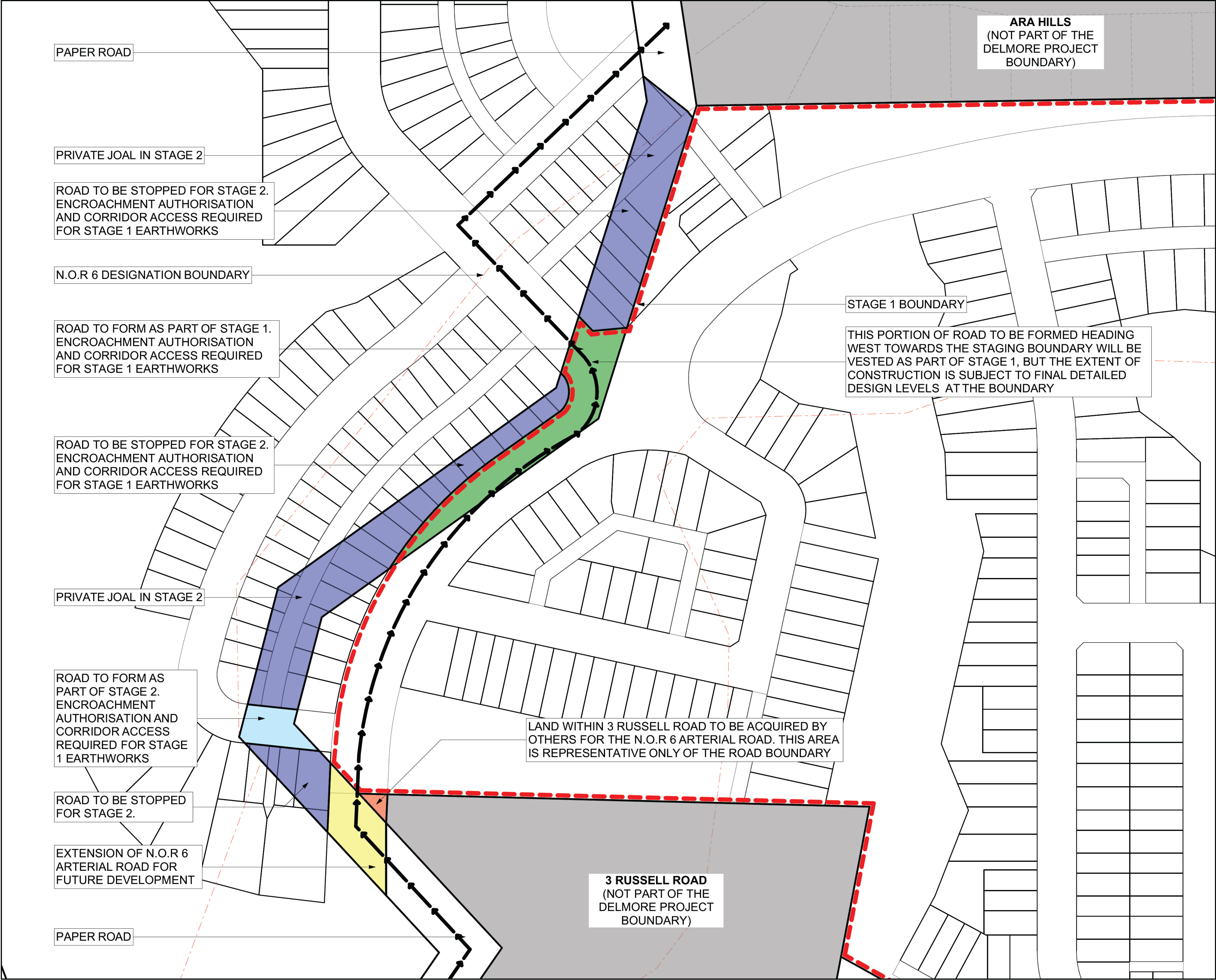
4. Next Steps

Following finalisation and lodgement of Vineway's application, our programme for the paper road stopping application will commence with obtaining adjoining neighbour consents from 88 Upper Orewa Road and 53b Russell Road. Note that the property at 3 Russell Road is unaffected by the road stopping proposal.

An application will then be finalised then lodged and processing fee paid to AT Technical Property Department.


Public Works Advisory Limited

12 November 2025



PAPER ROAD

PRIVATE JOAL IN STAGE 2

ROAD TO BE STOPPED FOR STAGE 2.
ENCROACHMENT AUTHORISATION
AND CORRIDOR ACCESS REQUIRED
FOR STAGE 1 EARTHWORKS

N.O.R 6 DESIGNATION BOUNDARY

ROAD TO FORM AS PART OF STAGE 1.
ENCROACHMENT AUTHORISATION
AND CORRIDOR ACCESS REQUIRED
FOR STAGE 1 EARTHWORKS

ROAD TO BE STOPPED FOR STAGE 2.
ENCROACHMENT AUTHORISATION
AND CORRIDOR ACCESS REQUIRED
FOR STAGE 1 EARTHWORKS

PRIVATE JOAL IN STAGE 2

ROAD TO FORM AS
PART OF STAGE 2.
ENCROACHMENT
AUTHORISATION AND
CORRIDOR ACCESS
REQUIRED FOR STAGE
1 EARTHWORKS

ROAD TO BE STOPPED
FOR STAGE 2.

EXTENSION OF N.O.R 6
ARTERIAL ROAD FOR
FUTURE DEVELOPMENT

PAPER ROAD

ARA HILLS
(NOT PART OF THE
DELMORE PROJECT
BOUNDARY)

STAGE 1 BOUNDARY

THIS PORTION OF ROAD TO BE FORMED HEADING
WEST TOWARDS THE STAGING BOUNDARY WILL BE
VESTED AS PART OF STAGE 1, BUT THE EXTENT OF
CONSTRUCTION IS SUBJECT TO FINAL DETAILED
DESIGN LEVELS AT THE BOUNDARY

LAND WITHIN 3 RUSSELL ROAD TO BE ACQUIRED BY
OTHERS FOR THE N.O.R 6 ARTERIAL ROAD. THIS AREA
IS REPRESENTATIVE ONLY OF THE ROAD BOUNDARY

3 RUSSELL ROAD
(NOT PART OF THE
DELMORE PROJECT
BOUNDARY)

TERRA STUDIO

PROJECT KEY

PAPER ROAD KEY

ROAD TO BE STOPPED FOR STAGE 2.
ENCROACHMENT
AUTHORISATION AND
CORRIDOR ACCESS
REQUIRED FOR STAGE 1
EARTHWORKS

ROAD TO FORM AS PART OF STAGE 1.
ENCROACHMENT
AUTHORISATION AND
CORRIDOR ACCESS
REQUIRED FOR STAGE 1
EARTHWORKS

ROAD TO FORM AS PART OF STAGE 2.
ENCROACHMENT
AUTHORISATION AND
CORRIDOR ACCESS
REQUIRED FOR STAGE 1
EARTHWORKS

NOR 6 ARTERIAL ROAD
BOUNDARY WITHIN 3
RUSSELL ROAD, OUTSIDE
OF THE DELMORE SITE
BOUNDARY, AS PER THE
A.T / S.G.A CONCEPT PLAN

NOR 6 ARTERIAL ROAD
BOUNDARY WITHIN THE
PAPER ROAD, OUTSIDE OF
THE DELMORE SITE
BOUNDARY, AS PER THE
A.T / S.G.A CONCEPT PLAN

LAND OUTSIDE OF THE
DELMORE PROJECT SITE
BOUNDARIES OWNED BY
OTHERS

STAGE 1 BOUNDARY

N.O.R 6 DESIGNATION BDRY

PUBLIC ACCESS TO
ADJOINING LAND OWNERS

CLIENTVINEWAY LIMITED

PROJECT NAMEDELMORE

DRAWING TITLEPAPER ROAD PLAN

SCALE1:1

REVISION NO.

DRAWING NO.

A004